

AGENDA

CITY COUNCIL of SALT LAKE CITY

Tuesday, October 23, 2012
(The public is invited to listen to the discussion.)

2:00 p.m. Work Session

7:00 p.m. Formal Meeting (public comment section is included)

Items listed below may be moved and discussed in a different portion of the Agenda based on circumstance and availability of speakers.

A. WORK SESSION: 2:00 p.m. in Room 326, City & County Building, 451 South State St.

*Approximate
Start Time
~2:00 p.m.*

1. Preservation Design Guidelines – Residential, Commercial and Signs

The Council will receive briefings regarding proposed design guidelines for residential properties, commercial properties and signs in the City's historic districts and landmark sites. These guidelines have been developed to provide property owners, residents, City staff and the Historic Landmark Commission guidance in the careful treatment of the City's historic resources. The guidelines recognize that change is inevitable in order for historic buildings and historic districts to remain vital parts of the City. The guidelines are advisory in nature and are intended to help evaluate and interpret the general preservation design standards in the City's zoning regulations.

[*Provide your input at Open City Hall](#)

a. Residential

An ordinance that would update the existing design guidelines for residential properties within the H-Historic Preservation Overlay District and landmark sites and create a preservation handbook. The proposal would implement current preservation best practices, provide flexibility in addressing projects on a case-by-case basis and provide information on:

- Preservation principles
- Background on the history and architectural development of the City
- How usage of the guidelines for rehabilitation and new construction projects and addressing unique circumstances

CITY COUNCIL OF SALT LAKE CITY

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for specific projects

Related provisions of Title 21A – Zoning, may also be amended as part of this petition. Petitioner - Mayor Ralph Becker; Petition No. PLNPCM2011-00471

b. **Commercial**

An ordinance that would establish design guidelines for commercial properties within the H-Historic Preservation Overlay District and landmark sites. The proposal would:

- Implement current preservation best practices
- Provide flexibility in addressing projects on a case-by-case basis
- Serve as the basis for making informed and consistent decisions

Related provisions of Title 21A – Zoning, may also be amended as part of this petition. Petitioner - Mayor Ralph Becker; Petition No. PLNPCM2009-00628.

c. **Signs**

An ordinance that would establish design guidelines for exterior signs within the H-Historic Preservation Overlay District and landmark sites. The proposal would:

- Implement current preservation best practices
- Provide flexibility in dealing with changes to existing signs
- Provide design guidance for future projects

Related provisions of Title 21A – Zoning, may also be amended as part of this petition. Petitioner - Mayor Ralph Becker; Petition No. PLNPCM2011-00472.

2. **Demolition**

~4:00p.m.

The Council will receive a follow-up briefing regarding an ordinance amending Chapter 18.64 (Demolition), and Chapter 18.97 (Mitigation of Residential Housing Loss), and Section 18.48.250 (Boarded Building Maintenance), *Salt Lake City Code*, to modify the process and requirements for demolition of buildings and structures, and maintenance of boarded buildings. The purpose of this ordinance is to provide for timely completion of demolition and improvement of property thereafter to ensure demolition is not detrimental to the use and enjoyment of surrounding property, to avoid demolition by neglect, and to encourage preservation of the City's housing stock. Petitioner - Salt Lake City Council.

[*Provide your input at Open City Hall](#)

3. **Restrictions on Parking Lots and Structures**

~5:00 p.m.

The Council will receive a briefing on an ordinance amending sections of the *Salt Lake City Code* regarding demolition of buildings for parking structures, (Sections 21A.30.020 and 21A.44.050). If adopted, the amendments would prohibit the demolition of buildings for surface parking lots in the Central Business District (D-1). The amendments also would prohibit surface parking lots or parking structures on block corners and Main Street. Parking development would be allowed in midblock areas when constructed behind a building or 75 feet behind the front property line.

Related provisions of Title 21A Zoning, may also be amended as part of

this petition. Petitioner - City Council Member Stan Penfold; Petition No. PLNPCM2012-00264. (Item C1)

4. Tentative - Council Philosophy Statements

The Council will hold a discussion to review philosophy statements. The Council met in January to discuss priority focus areas and requested that staff provide draft Philosophy Statements for review and refinement by the public. The following philosophy statements have been adopted: Economic Health of the City, Arts & Culture, Neighborhood Quality of Life and Transportation & Mobility. The remaining philosophy statements will be considered: [Sustainability](#), [Parks and Open Space](#), and [Education](#). (Item D7a, Item D7b, Item C5)

[*Provide your input at Open City Hall](#)

5. [G, G & D Woodruff LLC Housing Trust Fund Loan](#)

***Written
Briefing Only***

The Council will receive a written briefing regarding a request by G, G & D Woodruff LLC for a \$500,000 Housing Trust Fund Loan at 3% simple interest per annum. The 30-year loan would be used to construct the Brunswick Place Apartment Building at 245 South 200 East. The seven-story project would consist of 132 residential units – 127 of which would be affordable rental housing units for residents who earn 75 percent or less of the City's area median income.

6. [Narrowing of Hot Springs Road](#)

***Written
Briefing Only***

The Council will receive a written briefing regarding a petition by Thomas A. Wolff to narrow Hot Springs Road right-of-way between Duluth Avenue and 1500 North adjacent to his property. The proposal would also close a portion of the alley adjacent to his property. The petitioner would pay fair market value for the property per City guidelines. Petition No. PLNCPM2008-00294. (Item H3)

7. [Board Appointment Interview: Mike McKee, Golf Enterprise Fund Advisory Board](#)

~6:10 p.m.

The Council will interview Mike McKee prior to consideration of his appointment to the Golf Enterprise Fund Advisory Board. (Item H4)

8. [Board Appointment Interview: Andrea Olson, Transportation Advisory Board](#)

6:15 p.m.

The Council will interview Andrea Olson prior to consideration of her appointment to the Transportation Advisory Board. (Item H5)

9. [Board Appointment Interview: Marilyn Pearson, Housing Trust Fund Advisory Board](#)

6:20 p.m.

The Council will interview Marilyn Pearson prior to consideration of her appointment to the Housing Trust Fund Advisory Board. (Item H6)

10. Report of the Executive Director

Report of the Executive Director, including a review of Council information items and announcements.

11. Report of the Chair and Vice Chair

Report of the Chair and Vice Chair, including an update on Council interest items and a report on meetings with the Chair and Vice Chair of various City Boards & Commissions, and follow-up from the Council's recent retreat.

12. TENTATIVE - Closed Session

The Council will consider a motion to enter into Closed Session, in keeping with Utah Code § 52-4-204, for any of the following purposes:

- a) Discussion of the character, professional competence, or physical or mental health of an individual, pursuant to Utah Code § 52-4-205(1)(a).;
- b) A strategy session to discuss collective bargaining, pursuant to Utah Code § 52-4-205 (1)(b);
- c) A strategy session to discuss the purchase, exchange, or lease of real property (including any form of water right or water shares) when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the City from completing the transaction on the best possible terms, pursuant to Utah Code § 52-4-205(1)(d);
- d) A strategy session to discuss pending or reasonably imminent litigation, pursuant to Utah Code § 52-4-205(1)(c);
- e) A strategy session to discuss the sale of real property (including any form of water right or water shares) if (1) public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the City from completing the transaction on the best possible terms, (2) the City previously gave notice that the property would be offered for sale, and (3) the terms of the sale are publicly disclosed before the City approves the sale;
- f) For attorney-client matters that are privileged, pursuant to Utah Code § 78B-1-137;
- g) A strategy session to discuss deployment of security personnel, devices or systems pursuant to Utah Code § 52-4-205(1)(f).; and
- h) A session to investigate proceedings regarding allegations of criminal misconduct, pursuant to Utah Code § 52-4-205(1)(g).

FORMAL MEETING

B. OPENING CEREMONY:

7:00 p.m. in Room 315, City & County Building, 451 South State St.

Council Chair Soren Simonsen will conduct the Formal Council Meeting.

1. Pledge of Allegiance.
2. The Council will approve the meeting minutes of [Tuesday, October 2, and Tuesday, October 9, 2012.](#)
3. The Mayor and the Council will recognize Frank Gray, Director of Community and Economic Development, for his many years of service to the City.
4. Acknowledgement of the Fairmont Neighborhood recognition as a "Great Place" by the American Planning Association.

5. Acknowledgement of the “Outstanding Achievement Award” recognizing the Wasatch Canyons Tomorrow Plan, given to the partnership of Envision Utah, Salt Lake City, Salt Lake County, the State of Utah, Utah Transit Authority, and the U.S. Forest Service.

C. PUBLIC HEARINGS:

1. [Restrictions on Parking Lots and Structures in the Central Business District Amendments](#)

Accept public comment and consider adopting an ordinance amending sections of the *Salt Lake City Code* regarding demolition of buildings for parking structures, (Sections 21A.30.020 and 21A.44.050). If adopted, the amendments would prohibit the demolition of buildings for surface parking lots in the Central Business District (D-1). The amendments also would prohibit surface parking lots or parking structures on block corners and Main Street. Parking development would be allowed in midblock areas when constructed behind a building or 75 feet behind the front property line. Related provisions of Title 21A - Zoning, may also be amended as part of this petition. Petitioner - City Council Member Stan Penfold; Petition No. PLNPCM2012-00264.

Staff Recommendations:

Close and consider options.

2. [Ordinance: Grade Change Amendments](#)

Accept public comment and consider adopting an ordinance amending sections of the City's Zoning regulations relating to grade change. The purpose of the proposed changes is to clarify the current regulations and close loopholes, including:

- Defining building height, established grade, natural grade, finished grade, dormer and exterior wall height
- Modifying regulations regarding obstructions in required yard areas relating to grade changes for commercial and residential structures
- Clarifying and updating the foothill zoning regulations relating to grade changes
- Clarifying the Yalecrest Compatible Infill Overlay zoning regulations, lot and bulk standards, fences, walls and hedges that relate to measuring height from established or finished grade
- Replacing and updating illustrations for the definitions
- Fine tuning

Related provisions of Title 21A – Zoning, may also be amended as part of this petition.

Petitioner - Mayor Ralph Becker; Petition No. PLNPCM2010-00055.

Staff Recommendations:

Close and consider options.

3. [Ordinance: Utah Metal Works Alley Vacation](#)

Accept public comment and consider adopting an ordinance that would close and vacate an alley as a public right-of-way adjacent to property located at approximately 808 West Everett Avenue. If adopted, Utah Metal Works, which owns the adjacent property, would purchase the alley and integrate it in the company's existing outdoor recycling facility. Petitioner - Utah Metal Works; Petition No. PLNPCM2012-00337.

Staff Recommendations:

Close and consider options.

4. [Ordinance: Central Community Master Plan and Zoning Map Amendments, Strategic Capital Group](#)

Accept public comment and consider adopting an ordinance that would amend the Future Land Use Map of the Central Community Master Plan and amend the zoning map in relation to property located at 538 East 500 South Street. The proposal would modify the Central Community Future Land Use Map from Medium Density Residential to Residential Office Mixed Use. The proposal would also change the zoning on one parcel located at 538 East 500 South from an RMF-35 Moderate Density Multi-Family Residential District to an RO Residential Office District. The changes would facilitate combining four parcels on 500 South between 500 East and 600 East for a future multi-family residential development under one consistent zoning classification.

Related provisions of Title 21A – Zoning, may also be amended as part of this petition.

Petitioner – Strategic Capital Group; Petition Nos. PLNPCM2012-00305 and PLNPCM2012-00359.

Staff Recommendations:

Close and consider options.

5. [Resolution: Council Philosophy Statement: Education.](#)

Accept public comment and consider adopting a resolution regarding a philosophy statement on Education. The Council met in January to discuss priority focus areas and requested that staff provide draft Philosophy Statements for review and refinement. The seven priority areas are: Economic Health of the City, Arts & Culture, Neighborhood Quality of Life, Transportation and Mobility, Parks & Open Space, Sustainability & Education.

Staff Recommendations:

Close and consider options.

[*Provide your input at Open City Hall](#)

6. [Resolution: Industrial Development Revenue Bonds, Series 2012 \(Uinta Brewing Co\)](#)

Accept public comment with respect to the proposed issuance of not more than \$2,000,000 aggregate principal amount of the City's Industrial Development Revenue Bonds, Series 2012 (Uinta Brewing Co.) (the "Bonds") and the location and nature of the Project. The City proposes to lend the proceeds of the Bonds to Uinta Brewing Co. (the "Owner") for the purpose of financing the costs of the acquisition, construction, equipping and furnishing of an approximately 34,000 square-foot expansion facility to be constructed on approximately 2.5 acres of land, to be located at approximately 1760 South Fremont Drive, in Salt Lake City, Utah, to be owned and used by the owner as a brewery and related manufacturing facilities.

Staff Recommendations:

Close and consider options.

D. [POTENTIAL ACTION ITEMS](#)

1. [Ordinance: Proposed Salt Lake City Historic Preservation Plan](#)

Consider adopting an ordinance regarding the proposed Salt Lake City Historic Preservation Plan. The Plan would be the key strategic document to guide preservation activity and inform decisions relating to budget priorities, development of incentives, master plans, zoning text and map amendments, and site specific development. Petitioner - Salt Lake City Council; Petition No. PLNPCM2009-00171.

Staff Recommendations:

Consider options.

[*Provide your input at Open City Hall](#)

2. [Ordinance: Local Historic District / Landmark Site Designation Zoning Regulation Changes](#)

Consider adopting an ordinance to modify the process and adoption criteria for establishing new Local Historic District and Historic Landmark sites. The proposal would:

- Clarify the types of designations that can be approved
 - Landmark Sites
 - Geographic-based Historic District
 - Thematic Based Historic Districts
- Clarify who can initiate a petition to designate a new local historic district:
 - The Mayor
 - A majority of City Council Members
 - A property owner with support from a certain percentage of the total number of property owners within the proposed district
- Define the staff review process
- Outline how to assist gauging the level of property owner support for creation of a new local Historic District

Related provisions of Title 21A – Zoning, may also be amended as part of this petition.

Petitioner - Mayor Ralph Becker; Petition No. PLNPCM2011-00723.

Staff Recommendations:

Consider options.

[*Provide your input at Open City Hall](#)

3. [Ordinance: Creation of a Character Conservation Overlay Zoning District](#)

Consider adopting an ordinance creating a Character Conservation Overlay Zoning District and related zoning regulations. The purpose of a Character Conservation Overlay Zoning District is to:

- Protect desirable and unique physical features and design characteristics
- Promote economic revitalization
- Enhance the livability of the city
- Reduce conflict caused by incompatible development and promote compatible development
- Provide a planning tool for future developments
- Stabilize property values
- Retain affordable housing

Related provisions of Title 21A – Zoning, may also be amended as part of this petition.

Petitioner - Mayor Ralph Becker; Petition No. PLNPCM2011-00473.

Staff Recommendations:

Consider options.

[*Provide your input at Open City Hall](#)

4. [Ordinance: Historic Preservation Fine Tuning](#)

Consider adopting an ordinance to provide clarity and efficiency relating to the Historic Preservation Overlay zoning regulations. This proposal includes the following items:

- Improve clarity without changing the intent of specific zoning regulations
- Streamline the approval process for applicants
- Allow the Historic Landmark Commission to modify bulk and lot regulations in historic districts
- Address ongoing problems with administration of existing regulations
- Clarify the length of time a Certificate of Appropriateness is valid
- Clarify wording that may be open to interpretation

Related provisions of Title 21A – Zoning, may also be amended as part of this petition.

Petitioner - Mayor Ralph Becker; Petition No. PLNPCM2011-00470.

Staff Recommendations:

Consider options.

[*Provide your input at Open City Hall](#)

5. [Ordinance: Localized Alternative Sign Overlay District for Library Square](#)

Consider adopting an ordinance amending Section 21A.46.120 of the *Salt Lake City Code* to create a sign overlay district for Library Square. The proposal would allow businesses at Library Square, the Library and The Leonardo to place permanent and temporary exterior signs around the facilities in accordance with standards set in the ordinance.

Related provisions of Title 21A Zoning, may also be amended as part of this petition. Petitioner - Mayor Becker; Petition No. PLNPCM2011-00451.

Staff Recommendations:

Consider options.

6. [Ordinance: Authorizing Opinion Questions to be Submitted to the Voters](#)

Consider adopting an ordinance enacting Chapter 2.69, *Salt Lake City Code*, authorizing opinion questions to be submitted to the voters of Salt Lake City and establishing related procedures. Petitioner - Salt Lake City Council.

Staff Recommendations:

Consider options.

[*Provide your input at Open City Hall](#)

7. [Resolutions: Council Philosophy Statements: Sustainability and Parks and Open Space](#)

The Council met in January to discuss priority focus areas and requested that staff provide draft Philosophy Statements for review and refinement. The seven priority areas are: Economic Health of the City, Arts & Culture, Neighborhood Quality of Life, Transportation & Mobility, Parks & Open Space, Sustainability & Education.

- a. Consider adopting a resolution regarding a philosophy statement on Sustainability.

Staff Recommendation:

Consider options.

[*Provide your input at Open City Hall](#)

- b. Consider adopting a resolution regarding a philosophy statement on Parks and Open Space

Staff Recommendation:

Consider options.

[*Provide your input at Open City Hall](#)

E. [COMMENTS:](#)

1. Questions to the Mayor from the City Council.
2. Comments to the City Council. (Comments are taken on any item not scheduled for a public hearing, as well as on any other City business. Comments are limited to two minutes.)

F. NEW BUSINESS:

1. [TENTATIVE - Resolution: Interlocal Cooperation Agreement with UTA and other Wasatch Front Cities for Rail Quiet Zone](#)

Consider adopting a resolution authorizing the Mayor to sign an interlocal cooperation agreement with Utah Transit Authority, Salt Lake City Corporation, Lehi City, City of South Salt Lake, Murray City, Sandy City, South Jordan City, Draper City, Bluffdale City, American Fork City, Vineyard Town, Orem City, and Provo City for the creation of the Commuter Rail Frontrunner South Quiet Zone.

Staff Recommendation:

Suspend the rules and adopt

G. UNFINISHED BUSINESS:

1. [Authorizing the Issuance and the Sale of Water and Sewer Improvement and Refunding Revenue Bonds](#)

- a. Consider adopting a parameters resolution authorizing the issuance and sale of up to \$30,000,000 aggregate principal amount of the City's water and sewer improvement and refunding revenue bonds, in one or more series, to finance all or a portion of certain improvements, facilities and property that will be part of the City's water, sewer and stormwater system and to refund in advance of their maturity certain of the City's currently outstanding water and sewer revenue bonds.
- b. Set the date of Tuesday, November 13, 2012 at 7:00 p.m. (included as part of the parameters resolution) to receive input from the public with respect to the issuance of the City's water and sewer revenue bonds to finance certain improvements, facilities and property that will be part of the City's water, sewer and stormwater system, including, but not limited to the construction of a waste activated sludge mechanical thickening process at the City's sewer treatment plant and various sewer collection line replacements, and the potential economic impact that such improvements, facilities and property will have on the private sector.

Staff Recommendation:

Adopt the resolution and set the date.

2. [Resolution: New Performing Arts Center Prioritized List](#)

Consider adopting a resolution approving the List of Prioritized Optional Elements for the New Performing Arts Center. The list is designed to give appropriate design guidance to the Administration and the architects regarding the future development of the project.

Staff Recommendation:

Consider options.

3. [Ordinance: Revisions to Salt Lake City Criminal Code](#)

Consider adopting an ordinance updating the *Salt Lake Criminal Code* and some camping related ordinance revisions in the *Salt Lake City Code*. The proposal would repeal the City's criminal code provisions that duplicate Utah statutes. The City Prosecutor's Office, City Attorney's Office and Police Department have concluded that some duplicate provisions are not necessary.

Staff Recommendation:

Consider options.

4. [Resolution: 2012-2013 Capital Improvement Projects](#)

Consider adopting a resolution which includes the remaining Capital Improvement Program (CIP) allocations for Fiscal Year 2012-13. Note: Capital improvements involve the construction, purchase or renovation of buildings, parks, streets or other physical structures. Generally, projects have a useful life of five or more years and cost \$50,000 or more.

Staff Recommendation :

Consider options.

H. CONSENT:

1. Ordinance: Annual Assessment for Special Lighting District LO2

Consider adopting an ordinance (The "2012 Assessment Ordinance") approving an assessment list and levying an annual assessment upon property in Salt Lake City, Utah Lighting District No. 2, known as LO2 ("District LO2"); establishing the effective date of the 2012 Assessment Ordinance; providing for a procedure to contest an assessment; and related matters.

Staff Recommendation:

Adopt.

2. Set the date: Ordinance: Budget Amendment No. 1 for FY 2012-13

Set the date of Tuesday, November 27, 2012 at 7:00pm to accept public comment and consider adopting an ordinance amending the Final Budget of Salt Lake City, including the employment staffing document, for Fiscal Year 2012-13. Budget amendments happen several times each year to reflect adjustments to the City's budgets, including proposed project additions and modifications. This amendment contains a number of proposed adjustments to the FY 2012-13 budget, including:

- Two recommended Fire Department studies; one study for Fire Station No. 3 in Sugar House, and one to review current service levels and assist in the development or modification of service levels to ensure safe and effective responses for fire suppression, emergency medical services, and specialty response situations
- Study for a crime lab & evidence storage facility
- Wetland mitigation at the Regional Athletic Complex
- Mid-year adjustments for the Salt Lake Valley Solid Waste Management Facility (the "Landfill")
- Changes to the scope and funding for the remodel of the City's Plaza 349 building

A full list of the proposed adjustments can be found in the Administration's paperwork.

Staff Recommendation:

Set the date.

3. Set the date: Ordinance: Narrow the width of the Hot Springs Road right-of-way between Duluth Avenue and 1500 North

Set the date of Tuesday, November 13, 2012 at 7:00 pm to accept public comment and consider adopting an ordinance regarding a petition by Thomas A. Wolff to narrow Hot Springs Road right-of-way Duluth Avenue and 1500 North adjacent to his property. The proposal would also close a portion of the alley adjacent to his property. The petitioner would pay fair market value for the property per City guidelines. Petition No. PLNCPM2008-00294.

Staff Recommendation:

Set the date.

4. Board Appointment: Mike McKee, Golf Enterprise Fund Advisory Board

Consider approving the appointment of Mike McKee to the Golf Enterprise Fund Advisory Board for a term extending through July 18, 2016.

Staff Recommendation:

Approve.

5. Board Appointment: Andrea Olson, Transportation Advisory Board

Consider approving the appointment of Andrea Olson to the Transportation Advisory Board for a term extending through September 29, 2014.

Staff Recommendation: Approve.

6. Board Appointment: Marilyn Pearson, Housing Trust Fund Advisory Board
Consider approving the appointment of Marilyn Pearson to the Housing Trust Fund Advisory Board for a term extending through December 29, 2014.

Staff Recommendation: Approve.

I. ADJOURNMENT:

CERTIFICATE OF POSTING

On or before 5:00 p.m. on _____, the undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was (1) posted on the Utah Public Notice Website created under Utah Code Section 63F-1-701, and (2) a copy of the foregoing provided to The Salt Lake Tribune and/or the Deseret News and to a local media correspondent and any others who have indicated interest.

CINDI L. MANSELL, MMC/CRM
SALT LAKE CITY RECORDER

Final action may be taken in relation to any topic listed on the agenda, including but not limited to adoption, rejection, amendment, addition of conditions and variations of options discussed.

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<http://www.slcclassic.com/opencityhall/>.

In accordance with State Statute, City Ordinance and Council Policy, one or more Council Members may be connected via speakerphone. After 5:00 p.m., please enter the City & County Building through the main east entrance.

Notice of Special Accommodations in Compliance with the Americans with Disabilities Act:

- Please make requests for reasonable accommodation at least three working days prior to council meetings by calling the City Council Office at 801-535-7600.
- The City and County Building is an accessible facility with an entrance located on the street level of the east side of the building.